

COMMON COUNCIL
COUNCIL CHAMBERS
CITY HALL
OCTOBER 6, 2015

Mayor Kristen Brown called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Pastor Patrick Galligar with St. Peter's Lutheran Church.
- B. Pledge of Allegiance was led by Mayor Brown.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Tim Shuffett, Kenneth Whipker, and James Lienhoop were present. Frank Miller was absent.
- D. Councilor Shuffett made a motion to approve the minutes from the Common Council meeting on September 15, 2015 as presented. Councilor Brand seconded the motion. Motion passed by a unanimous vote.

II. Unfinished Business Requiring Council Action

- A. None

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. 18, 2015, A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THERON (BARTHOLOMEW ON SYCAMORE LLC)." Carl Malysz, Community Development Director, presented this resolution and provided the Council with a Columbus Housing Market Area Apartment Complex Inventory spreadsheet. He stated the data demonstrates a tight rental housing market especially in the affordable housing category. Carl explained this resolution and the following two resolutions are a request for approval of an Economic Revitalization Area. He introduced Nick Surak with The Woka Group. Mayor Brown explained this step is part of the process for tax credit financing. Carl described the filing procedure through the Indiana Housing and Community Development Authority to compete for an allocation of federal tax credits for affordable housing projects. Nick Surak explained The Woka Group is an affordable housing group developer out of Columbus, Ohio. The Woka Group is proposing 34 units of affordable housing on the southeast corner of 8th Street and Sycamore Street. There were no comments from the public. Councilor Whipker stated the Incentive Review Committee met prior to the Council meeting and found the proposal to be in compliance. Councilor Shuffett made a motion to pass the resolution. Councilor Brand seconded the motion. Motion passed by a vote of five (5) in favor and zero (0) opposed. Councilor Lienhoop abstained from voting.


- B. Reading of a Resolution entitled "RESOLUTION NO. 19, 2015, A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON (GATEWAY SENIOR VILLAGE L.P.)." Carl Malysz presented this resolution by introducing Tim Morgan with Jonesboro Investments Corp., and Rick Gardner with Thrive Alliance. Tim Morgan explained the Jonesboro Investments Corp. is a Cleveland, Ohio, based developer of affordable housing and they are in partnership on the proposed project for consideration with Thrive Alliance. He stated the proposed Gateway Senior Village project is located at the northeast corner of Michigan and 14th Streets. The project would be a three story building containing 54 two bedroom units, for seniors only. Discussion followed. There were no comments from the public. Councilor Bunch made a motion to approve the resolution. Councilor Whipker seconded the motion. Motion passed unanimously.
- C. Reading of a Resolution entitled "RESOLUTION NO. 20, 2015, A RESOLUTION DECLARING THE EXPANSION OF A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON (COTTAGE AVENUE APARTMENTS)." Carl Malysz presented this resolution and explained the request is for approval of an Economic Revitalization Area (ERA). He introduced Danelle Biberstine with Keller Development, Inc. and Shane Burton with Developmental Services, Inc. Danelle explained Keller Development, Inc. is co-partnering with Developmental Services, Inc. for a development that will be 51 units along Cottage Avenue and 22nd-23rd and Central. She stated there are three parcels on the property and only part of the property listed as an ERA designation. They would like to include all three parcels for ERA designation. Danelle defined the project as senior development housing for age 55 and older. Brief discussion followed. There were no comments from the public. Councilor Jerome made a motion to pass the resolution. Councilor Brand seconded the motion. Motion passed unanimously.
- D. Reading of a Resolution entitled "RESOLUTION NO. 21, 2015, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS ADOPTING THE COLUMBUS CENTRAL AVENUE AND 22ND STREET AREA REVITALIZATION PLAN." Carl Malysz presented this resolution and introduced Rose Skobel with the Indiana Association for Community Economic Development. She explained the City adopted a Central Avenue Corridor Plan in 2011. Rose suggested that in order for the above (Keller/DSI) proposal on Central Avenue to be competitive, this redevelopment project needs a more specific plan to support the tax credit application. She stated they called a stakeholder resident neighborhood meeting on September 17, 2015 and also sent a survey to all of the property owners in the study area. Rose explained that the plan, if adopted, is for the City's use even if the project does not move forward. She stated the plan for Council's consideration has three recommendations: encourage the development of senior housing, maintain and improve the sidewalk network in the Central Avenue corridor, and to consider property tax phase-ins to encourage development of the site. Discussion followed. There were no comments from the public. Councilor Shuffett made a motion to approve the resolution. Councilor Brand seconded the motion. Motion passed by a unanimous vote.

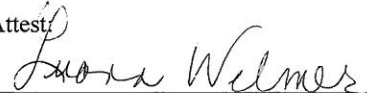
- E. First Reading of an Ordinance entitled "ORDINANCE NO. ___, 2015, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM CC (COMMERCIAL: COMMUNITY CENTER) TO I-2c (INDUSTRIAL: GENERAL WITH COMMITMENTS)" (Nex-Gen Fuels Rezoning). Jeff Bergman, Planning Director, presented this rezoning request. He displayed zoning maps and photos of the area. Jeff explained Nex-Gen Fuels is requesting approximately 2.03 acres located at 3906 North Indianapolis Road be rezoned to I-2 Industrial. He stated the Columbus Plan Commission attached four (4) commitments to this rezoning: no outdoor storage on the property that would exceed the height of required screening for that storage, the required buffering along the west property line should include a 100% opaque fence or wall that is a minimum of 6 feet in height, that vehicle access from Paula Drive shall be brought into compliance with the applicable requirements, and that any temporary use of the property shall meet all development standards of the I-2 zoning district. This item was forwarded to Council from the Columbus Plan Commission with a favorable recommendation with 6 in favor and 1 opposed. Councilor Bunch stated this is a good idea to help deal with a blighted area. Councilor Shuffett agreed that the buffer would make the area more appealing. Much discussion followed. There were no comments from the public. Councilor Shuffett made a motion to pass the first reading of the ordinance and place in proper channels. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.
- F. First Reading of an Ordinance entitled "ORDINANCE NO. ___, 2015, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I-2 (INDUSTRIAL: GENERAL) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)" (Jonesboro Investments Rezoning.) Jeff Bergman presented this rezoning request. Jeff explained Jonesboro Investments proposes to rezone approximately 3.87 acres located at the northeast corner of 14th and Michigan Streets be rezoned to RM (Residential: Multi-family). He displayed zoning maps and photos of the area. Jeff stated the Columbus Plan Commission forwarded this to the Council with a unanimous favorable recommendation and attached three (3) commitments to this rezoning: the residential development of the property should be of traditional neighborhood design with the buildings adjacent and oriented to the street and parking behind, the 14th Street and Michigan Street frontages should be improved with any residential development to include travel lane widths, curb and gutter, tree lawns and street trees and sidewalks consistent with specification of the Columbus Thoroughfare Plan, and the buffer along the east property line should include a 6 foot high fence (100% opaque) or wall along its entire length. Mayor Brown opened the meeting for public comment. Tim Coriden, representing the neighboring property owner to the east - the Indiana Research Institute, stated they have concerns regarding the property west of their location. He stated there is very limited street parking available and there is a concern of sufficient parking if 96 units would be added. His client would like to add a commitment to the rezoning to require two parking spots per unit at the project location as a precautionary measure for parking spaces and foot traffic. Tim Morgan, Jonesboro Investments Corp, stated if the project is funded by the state agency there will only be 54 units. Much discussion followed. Councilor Bunch made a motion to pass the first reading of the ordinance and place in proper channels. Councilor Jerome seconded the motion. Motion passed by a unanimous vote.
- G. Public Hearing and First Reading of an Ordinance entitled "ORDINANCE NO. ___, 2015, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2016." Matt Caldwell, Director of Operations and Finance, presented this ordinance. He explained the proposed 2016 budget totals

\$52,597,178 which is an increase over the 2015 adopted budget. Matt stated the majority of the increase is in the thoroughfare fund and a 2% cost of living increase (COLA) in the 100 category, which was approved through the recent Salary Ordinance. Matt stated the Transit Department has significant capital needs as the buses are reaching their ten (10) year limit. The 2016 budget will replace two (2) large buses and replace engines and transmissions in the others. He stated the buses will not be available until 2018. Mayor stated there is one additional head count for next year which is a second shift transit mechanic. She explained this is basically a balanced budget but was open to any changes by the Council. Mayor Brown opened the meeting for public comment. There were no comments from the public. Councilor Jerome stated he would like to see support for the arts again. Mayor reminded Councilor Jerome there are needs in the Transit Department and maintenance of existing streets. Councilor Shuffett made a motion to pass the first reading and place in proper channels. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.

IV. Other Business

- A. Mayor Brown asked Council to consider changing the department name of City Garage to the Department of Public Works. She feels there is confusion with the name of City Garage. Bryan Burton, Director of City of Garage, explained the many essential services covered by the departments under the City Garage: Street Department, Traffic Department, Sanitation Department, and Shop and Garage. Councilor Shuffett stated he thinks it makes sense to change the name.
- B. Standing Committee and Liaison Reports – None
- C. The next regular meeting is scheduled for **Tuesday, October 20, 2015, 6:00 p.m. in City Hall.**
- D. Councilor Jerome made a motion for adjournment. Councilor Shuffett seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 6:49 P.M


Presiding Officer

Attest:

Clerk Treasurer of City of Columbus